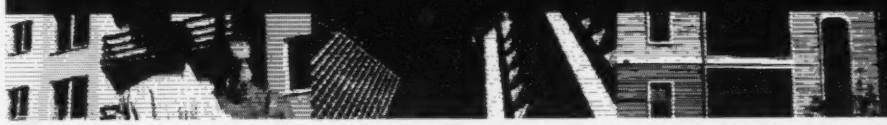
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Kitchener and Guelph CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- Demand for rental accommodation declined in both the Kitchener and Guelph CMAs.
- The average vacancy rate in the Kitchener CMA moved higher to 3.3 per cent. In the Guelph CMA, the average vacancy rate increased to 4.1 per cent.
- Kitchener's average two-bedroom rent in existing structures increased by 1.7 per cent, while in Guelph it increased by 1.3 per cent.
- In 2010, the vacancy rate in the Kitchener CMA will move lower to 3.1 per cent and to 3.8 per cent in the Guelph CMA.

Figure 1

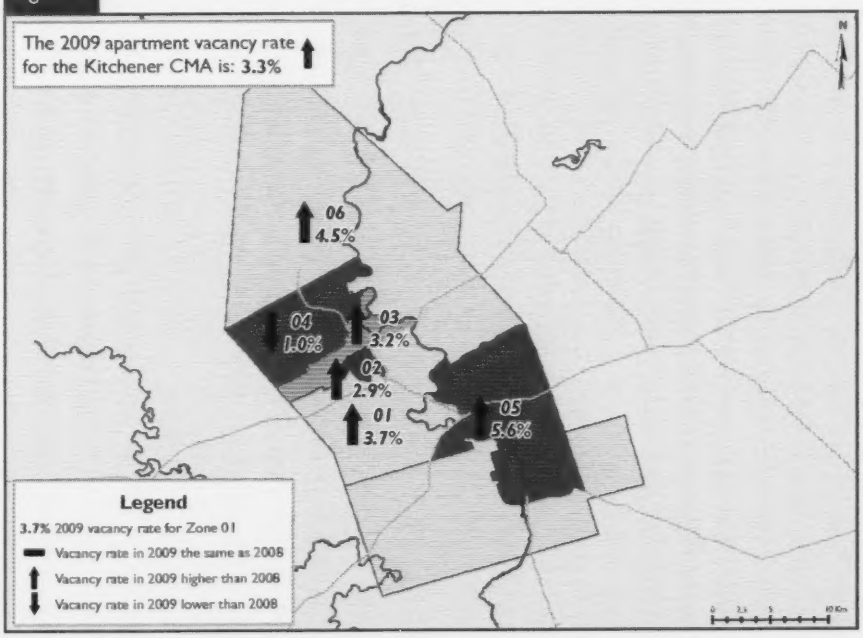


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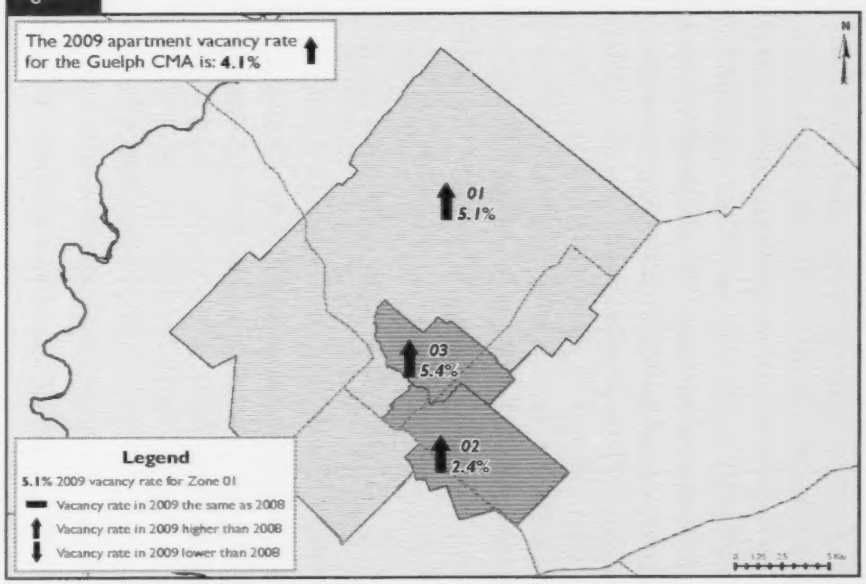
Figure 2



Lower Rental Demand in Kitchener and Guelph

Vacancy Rate Higher

Demand for rental apartments in both the Kitchener and Guelph CMAs decreased in October 2009. The average vacancy rate for privately-initiated rental apartments in the Kitchener CMA increased to 3.3 per cent from 1.8 per cent in October 2008. In the Guelph CMA, the vacancy rate rose to 4.1 per cent from 2.3 per cent last October.

A number of factors, both demographic and economic, contributed to the decreased demand for rental accommodations. These factors included renters moving to home ownership, higher unemployment and lower demand from young adults. Although the main reason vacancy rates were up was a decrease in demand, additional rental housing which was not completed in time to be included in the survey but was available for occupancy before the survey also had some impact.

Increased First-Time Buyer Demand

Many first-time buyers made the move to home ownership and vacated their rental units in 2009. Mortgage rates decreased to their lowest level in more than 60 years. With the uncertainty in the economy, home price growth was limited. As a result, mortgage carrying costs became more affordable. First-time homebuyers who had remained on the sidelines in the final quarter of 2008 and the first quarter of 2009, propelled sales of existing homes to strong levels in the second and third quarters of 2009.

Unemployment Rises

Employment in the Kitchener CMA for the first three quarters of 2009 declined by 1.4 per cent, or 3,600 jobs, compared to the same period in 2008. All of the jobs lost were full time. Unemployment increased across all age groups. The unemployment rate for youth jumped to 15 per cent. Those in the 15-24 age group typically rent. Consequently, many youth chose to remain at home or double up with other rental households, resulting in more vacant units.

In the Guelph CMA, employment decreased by 2,600 jobs, or 3.4 per cent. As in the Kitchener CMA, unemployment increased across all age groups. Some rental households doubled up or made alternative living arrangements. As a result, fewer rental units were occupied.

Figure 3

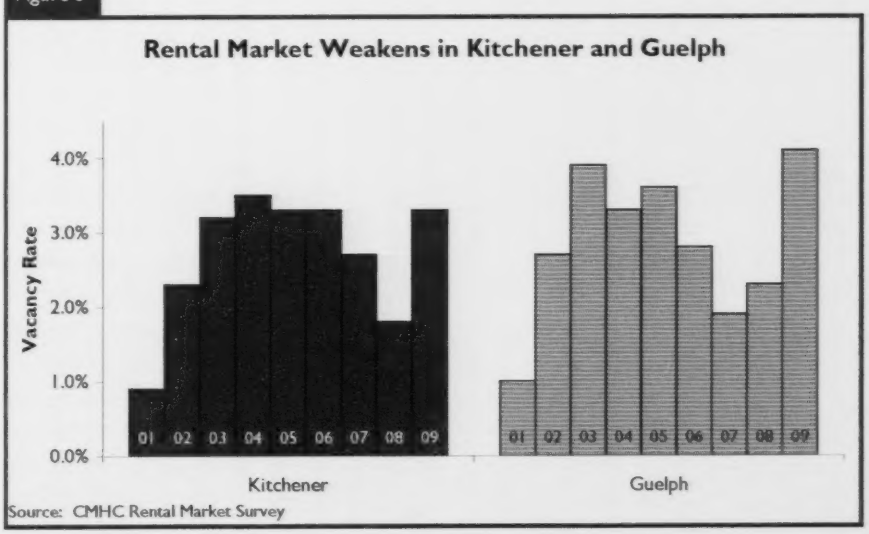
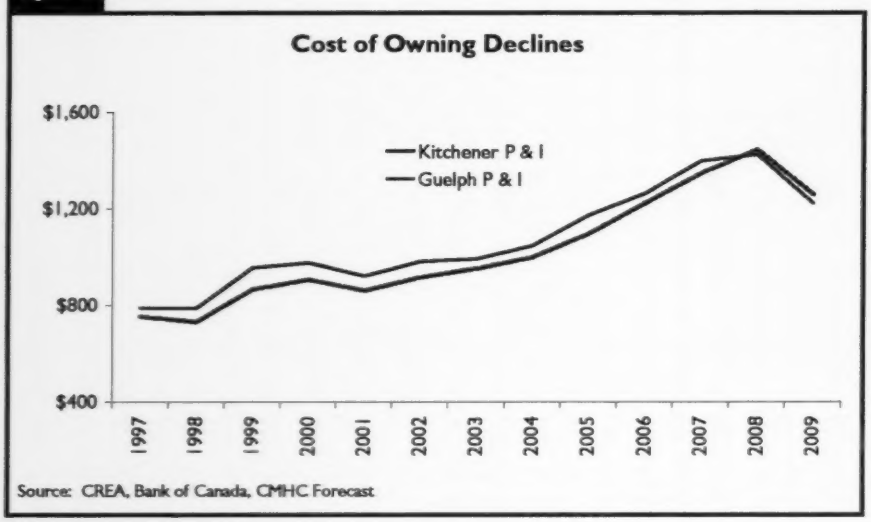


Figure 4



First-Time Buyers Occupy New Condos

Condominium apartments are a more affordable ownership option than single-detached homes. First-time buyers and empty-nesters are attracted to the condominium lifestyle, resulting in less demand for rental units. In each of the Kitchener and Guelph CMAs, 185 condominium apartments were completed between October 2008 and September 2009. Their new owners would have taken possession and moved out of their rental accommodation before the October 2009 Rental Market Survey.

Additional Rental Supply in Kitchener

Slightly less than 300 units of purpose-built rental apartments were completed in the Kitchener CMA between July 2008 and June 2009. Many of these apartments were targeted toward the university student population in the City of Waterloo. Students were drawn to these new units near the universities and vacated other rental accommodation. Despite this additional supply, the private rental universe increased by only eight units, as other units were removed from the universe due condominium conversion and other factors. In addition, although not included in the 2009 rental universe, more than 400 rental units were completed in the third quarter, many of which were in direct competition with the current stock.

In the Guelph CMA, no new purpose-built rental apartments were completed in the last 12 months.

Modest Rent Increases

Rent Growth Below Guideline Rate

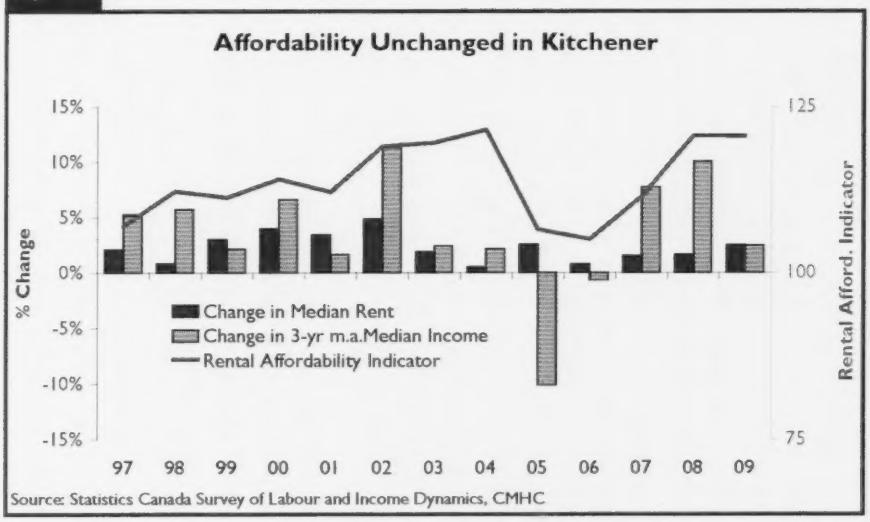
The average rent for two-bedroom apartments in existing structures increased to 1.7 per cent in the Kitchener CMA, up from 0.9 per cent in October 2008. The tighter rental market in October 2008 led to somewhat stronger rent increases. In the Guelph CMA, the percentage change was 1.3 per cent, down from 1.6 per cent last year. The lower rent increase was due to the increase in the vacancy rate between October 2008 and October 2009. In both CMAs, the percentage change of average rent was below the Residential Tenancies Act (RTA) guideline for 2009 of 1.8 per cent.

Rent increases in existing structures varied across the Kitchener CMA, ranging from a high of 2.1 per cent in the City of Waterloo, to a low of 0.8 per cent in Zone 2, Kitchener Central. In the City of Waterloo, a relatively tight rental market led to the higher rent increase.

Rental Market Affordability Unchanged

The rental affordability indicator is a measure of how affordable a rental market is for those households which rent. In general, as the indicator increases above 100, the market becomes more affordable. According to CMHC's rental affordability indicator, Kitchener's rental market affordability was unchanged this year. The rental affordability indicator in Kitchener stands at 121 for 2009, unchanged from a revised 121 in 2008. The cost of renting a median priced two-bedroom apartment increased 2.5 per cent in 2009, while the median income of renter households grew by 2.4 per cent. The rental affordability indicator is not available for Guelph due to a lack of required data for that centre.

Figure 5



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Trends by Type, Age and Location

Higher Vacancy Rates for Two-Bedroom Apartments

The vacancy rate for all bedroom types of rental apartments increased in both the Kitchener and Guelph CMAs. The increase in vacancy rates showed a similar pattern to what was seen in the economic downturn in the early 1990s, when the vacancy rate jumped between 1990 and 1991.

Two-bedroom vacancy rates moved significantly higher. The smaller gap between the average principal and interest payment for a resale home and the average two-bedroom rent encouraged some renter households with good job prospects to make the move to ownership, sooner rather than later. As the result, the two-bedroom vacancy rate in the Kitchener CMA, increased to 3.6 per cent from 1.8 per cent last October. In the Guelph CMA, the two-bedroom vacancy rate increased to 4.5 per cent from 2.3 per cent.

In both CMAs, the vacancy rate for one-bedroom units was the lowest of all bedroom types. In the Kitchener CMA, the one-bedroom vacancy rate increased to 2.9 per cent from 1.8 per cent in October 2008. In the Guelph CMA, the one-bedroom vacancy rate increased to 3.3 per cent from 2.1 per cent last year. The high unemployment rate of youth reduced the demand for one-bedroom units. One and two-bedroom units accounted for 92 per cent of the total rental apartment universe in both the Kitchener and Guelph CMAs.

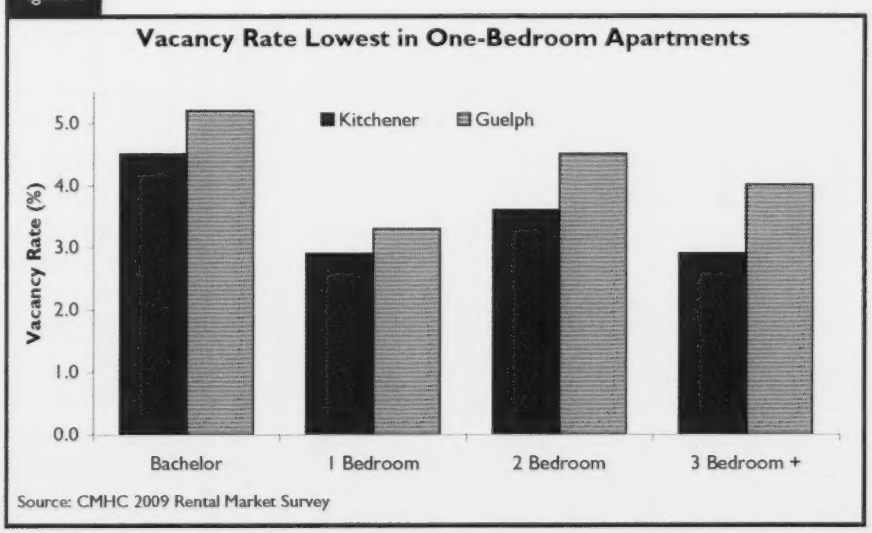
Lowest Vacancy Rate in Waterloo

The City of Waterloo continued to have the lowest apartment vacancy rate in the Kitchener CMA and was the only municipality to record a lower vacancy rate in October 2009. The vacancy rate in the City of Waterloo (Zone 4) decreased to 1.0 per cent from 1.1 per cent in October 2008.

The vacancy rate in the City of Kitchener (Zones 1 – 3) increased to 3.4 per cent in October 2009 from 2.0 per cent last October. Sixty-three per cent of the rental apartment stock was located in the City of Kitchener. For one and two-bedroom apartments, the average rent in new and existing structures in the City of Kitchener was lower than in both the cities of Waterloo and Cambridge. The rental universe in the City of Kitchener was in competition for rental households from a 217-unit rental building completed in July 2009 that has not yet been added to the universe.

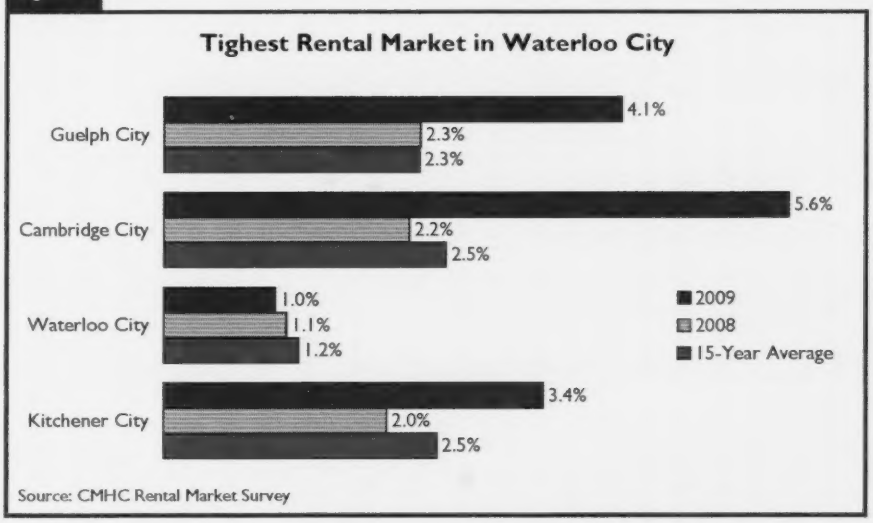
The City of Cambridge (Zone 5) had the highest vacancy rate of any

Figure 6



Source: CMHC 2009 Rental Market Survey

Figure 7



municipality in the Kitchener CMA. The vacancy rate increased to 5.6 per cent in October 2009 from 2.2 per cent in October 2008. Two factors behind the increase in the vacancy rate were the completion of a 133-unit rental apartment building in July and the movement of renter households to newly completed homes in the City of Cambridge.

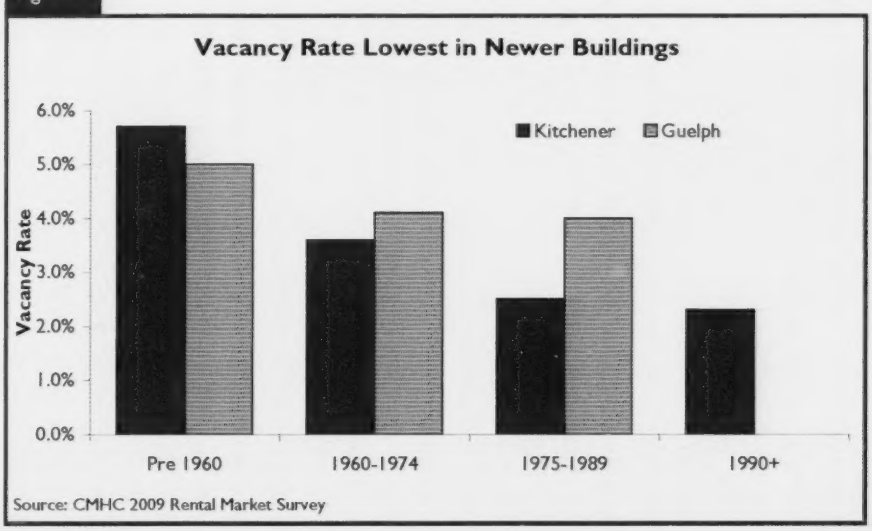
The vacancy rate increased for all zones in the Guelph CMA. Despite having the highest average rents in the Guelph CMA, the lowest vacancy rate was in Guelph South (Zone 2). Renters associated with the university kept demand higher than in other CMA zones. The vacancy rate increased to 2.4 per cent in October 2009 from 1.5 per cent last year. Thirty-nine per cent of rental units in the Guelph CMA are located in Zone 2. In the other two zones of the Guelph CMA, the vacancy rate increased to more than five per cent.

Newer Buildings Attract Tenants

Vacancy rates increased for buildings of all ages in the Kitchener CMA. Buildings built in 1990 or later recorded the lowest vacancy rate at 2.3 per cent, despite having the highest average rents. Renters are willing to pay more for units in newer buildings which have more amenities. The vacancy rate, at 5.7 per cent, was highest in buildings built before 1960, despite having the lowest average rents.

In the Guelph CMA, vacancy rates increased for buildings of all ages, except those built in 1990 or later. These newer buildings had no vacancies, despite having the highest overall average rent. Although average rents were lowest for buildings built prior to 1960, the vacancy rates for buildings of this age increased to 5.0 per cent in October 2009 from 2.2 per cent last year.

Figure 8



Availability[1] Rates Increase

The availability rate increased in both the Kitchener and Guelph CMAs. In the Kitchener CMA, the availability rate increased to 6.1 per cent from 4.3 per cent last October. In the Guelph CMA, 6.6 per cent of rental apartments were considered available for rent in October, up from 4.5 per cent last year. In both CMAs, the availability rate moved higher for all bedroom types. The difference between the vacancy rate and the availability rate was higher in both CMAs this October.

Rental Market Outlook – 2010

Rental housing demand will increase in 2010. The vacancy rate for private rental apartments will move slightly lower to 3.1 per cent in the Kitchener CMA and to 3.8 per cent in the Guelph CMA.

Demand for rental apartments in the Kitchener and Guelph CMAs will increase in 2010 due to several factors. Although mortgage rates will remain near historically low levels through the first half of 2010, there will be less movement of rental households into home ownership as the pool of first-time buyers has shrunk. In addition, home prices will be growing at a faster pace than incomes in 2010, which may cause some rental households to put off their buying decisions.

Both Kitchener and Guelph will continue to attract migrants. Migration will add 3,000 people to the population in the Kitchener CMA in 2010, unchanged from 2009. Immigrants represent more than 50 per cent of this number and tend to rent when they first move to Canada.

On the other hand, fewer rental households will be formed. Youth unemployment remains at a high level, and many young people may have to postpone moving out of their parental home, or double up in rental apartments to share costs.

On the supply side, rental apartment completions in the Kitchener CMA will be significantly lower in 2010. Currently, there are only 227 rental apartments under construction in the Kitchener CMA, down from the 757 units at the same time last year. This new supply will only partially offset the higher demand. In the Guelph CMA, no new rental apartments are under construction. In both CMAs, fewer ownership units are under construction and slated to be completed in 2010, indicating that fewer rental households will be able to move to ownership housing.

With the vacancy rate in both CMAs expected to decline only slightly in 2010, little rent growth is expected. In both CMAs, the average rent for a two-bedroom apartment in existing structures is forecast to increase by 1.5 per cent. Rent increases will be below the Residential Tenancies Act guideline for occupied units of 2.1 per cent in 2010.

[1] See definitions, p. 37.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

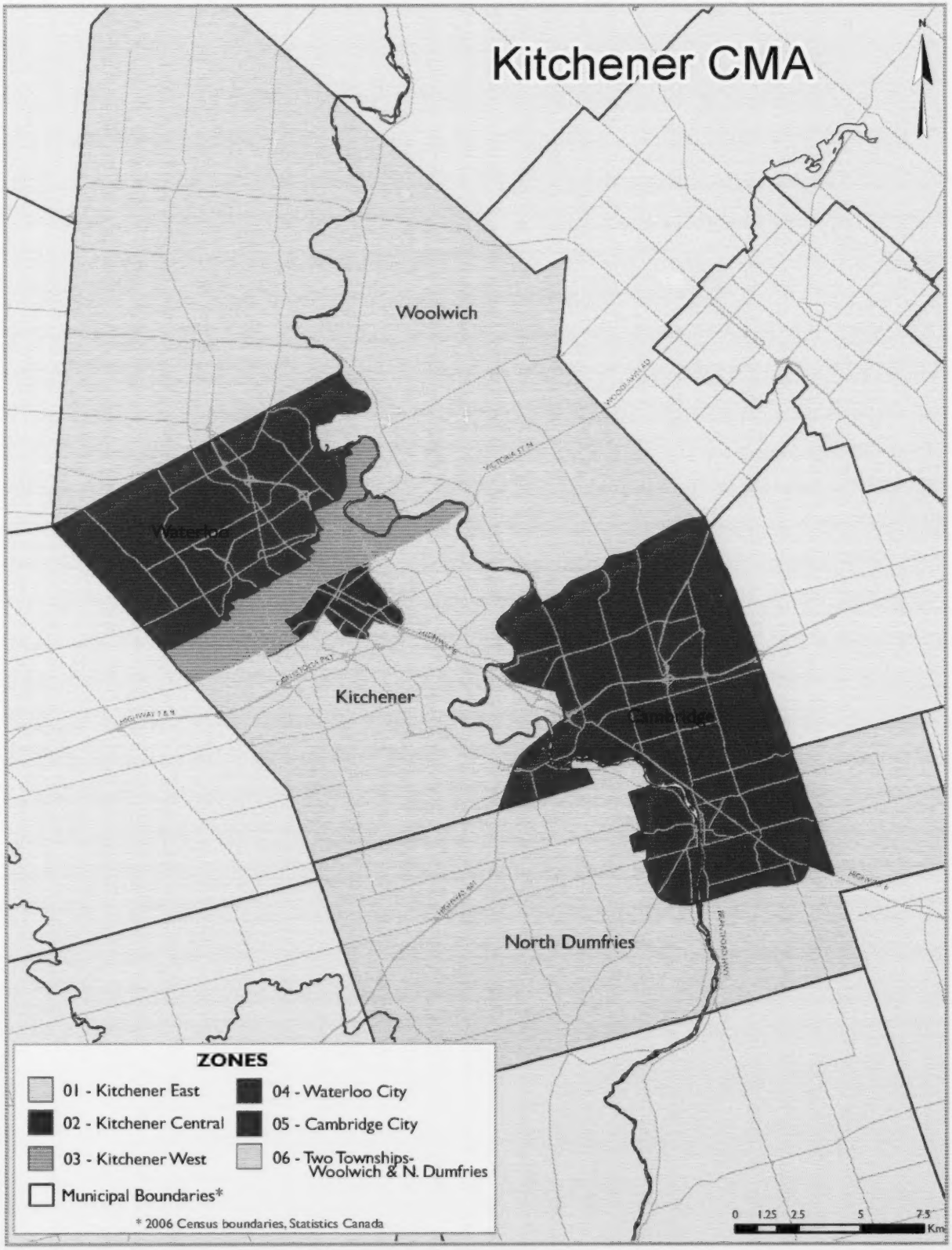
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

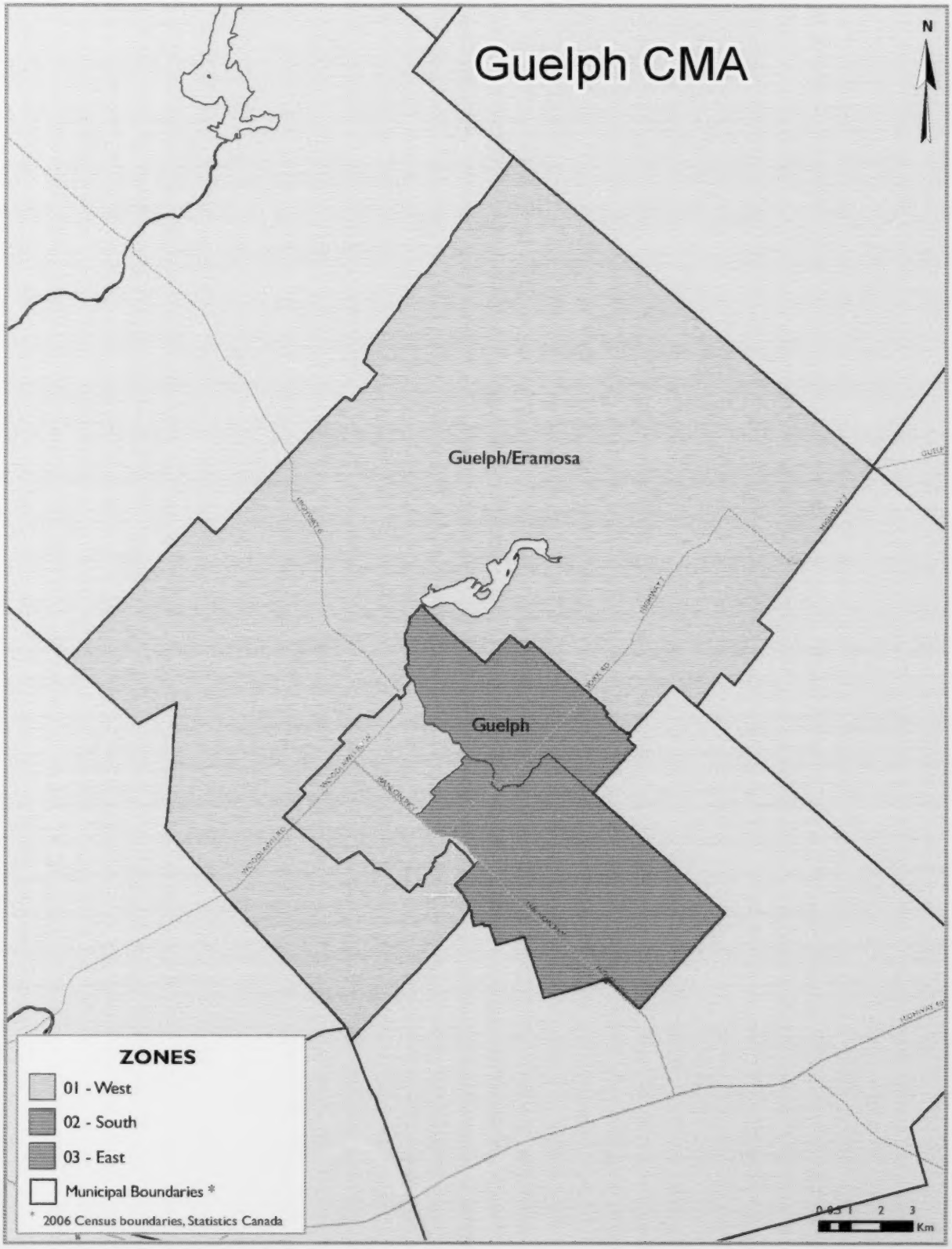
Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Kitchener CMA
N
Woolwich
Waterloo
Kitchener
Cambridge
North Dumfries
ZONES
01 - Kitchener East
02 - Kitchener Central
03 - Kitchener West
04 - Waterloo City
05 - Cambridge City
06 - Two Townships- Woolwich & N. Dumfries
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km


Guelph CMA
N
Guelph/Eramosa
Guelph
ZONES
01 - West
02 - South
03 - East
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 0.5 1 2 3
Km

RMS ZONE DESCRIPTIONS - KITCHENER CMA	
Zone 1	**Kitchener East** - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	**Kitchener Central** - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	**Kitchener West** - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
Zones 1-3	**Kitchener City**
Zone 4	**Waterloo** - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	**Cambridge** - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	**Two Townships - Woolwich:** Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); **N. Dumfries:** Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
Zones 1-6	**Kitchener CMA**

RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	**West** - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00, 0014.00 and 0015.00. Description: Part of Guelph City south of the Speed River and west of Norwich/Suffolk/Paisley and part of Guelph-Eramosa township south of Jones Baseline.
Zone 2	**South** - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: Part of Guelph City south of the Eramosa and Speed Rivers and east of Norwich/Suffolk/Paisley.
Zone 3	**East** - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01, 0013.02 and 0100.00. Description: Part of Guelph City north and west of the Eramosa and Speed Rivers and part of Guelph-Eramosa Township north of Jones Baseline.
Zones 1-3	**Guelph CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	0.9 a	2.9 c	1.7 a	2.9 b	2.2 a	4.1 b	2.4 a	3.2 c	2.0 a	3.7 b
Zone 2 - Kitchener (Central)	4.8 d	**	2.8 a	3.2 b	2.4 a	2.3 a	3.3 a	1.5 a	2.7 a	2.9 a
Zone 3 - Kitchener (West)	**	4.7 c	1.5 b	2.5 a	1.3 a	3.4 b	1.3 a	5.3 b	1.4 a	3.2 a
Kitchener City	2.2 b	4.7 c	1.8 a	2.8 a	2.0 a	3.7 a	2.3 a	3.5 b	2.0 a	3.4 a
Zone 4 - Waterloo City	**	0.0 d	1.6 c	1.2 a	0.7 a	0.8 a	2.2 c	1.1 d	1.1 a	1.0 a
Zone 5 - Cambridge City	**	**	1.8 b	5.1 b	2.4 b	5.9 b	**	3.0 d	2.2 a	5.6 b
Zone 6 - Two Townships	0.0 a	**	3.9 a	**	1.1 a	**	**	n/s	2.0 a	4.5 d
Kitchener CMA	**2.4 b**	**4.5 c**	**1.8 a**	**2.9 a**	**1.8 a**	**3.6 a**	**2.2 a**	**2.9 b**	**1.8 a**	**3.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	572 b	598 a	691 a	708 a	807 a	820 a	947 a	973 a	775 a	790 a
Zone 2 - Kitchener (Central)	509 b	535 b	693 a	681 a	899 b	859 b	1,153 d	1,127 d	792 b	774 a
Zone 3 - Kitchener (West)	607 a	607 a	721 a	738 a	835 a	853 a	1,032 a	1,024 a	790 a	806 a
Kitchener City	559 a	584 a	701 a	713 a	828 a	835 a	974 a	990 a	782 a	792 a
Zone 4 - Waterloo City	597 b	650 b	750 a	763 a	909 a	937 a	1,119 b	1,077 b	862 a	883 a
Zone 5 - Cambridge City	541 a	566 a	718 a	718 a	837 a	850 a	861 a	855 a	803 a	811 a
Zone 6 - Two Townships	545 a	**	639 a	606 a	736 a	709 a	**	n/s	700 a	669 a
Kitchener CMA	**561 a**	**589 a**	**712 a**	**722 a**	**845 a**	**856 a**	**978 a**	**990 a**	**800 a**	**812 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	8 c	259	79 b	2,741	250 b	6,037	20 c	633	356 b	9,670
Zone 2 - Kitchener (Central)	**	139	38 b	1,204	37 a	1,588	1 a	68	87 a	2,999
Zone 3 - Kitchener (West)	9 c	184	48 a	1,917	95 b	2,761	9 b	165	161 a	5,027
Kitchener City	27 c	581	165 a	5,862	381 a	10,386	30 b	866	603 a	17,696
Zone 4 - Waterloo City	0 d	87	22 a	1,776	27 a	3,203	3 d	269	52 a	5,336
Zone 5 - Cambridge City	**	72	66 b	1,297	181 b	3,062	6 d	190	259 b	4,621
Zone 6 - Two Townships	**	10	**	96	**	190	n/s	n/s	13 d	296
Kitchener CMA	**33 c**	**750**	**258 a**	**9,031**	**598 a**	**16,842**	**39 b**	**1,326**	**928 a**	**27,949**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	4.4 b	5.3 c	4.0 a	5.6 b	4.8 a	6.7 a	6.1 b	6.5 b	4.7 a	6.3 a
Zone 2 - Kitchener (Central)	7.6 c	**	4.5 b	5.2 b	5.5 a	4.1 a	6.6 b	1.5 a	5.2 a	4.6 a
Zone 3 - Kitchener (West)	5.5 d	8.1 b	3.7 b	5.0 b	3.5 b	6.7 a	2.7 c	9.2 b	3.6 a	6.2 a
Kitchener City	5.6 b	6.8 b	4.0 a	5.3 a	4.6 a	6.3 a	5.6 b	6.6 b	4.5 a	6.0 a
Zone 4 - Waterloo City	**	**	3.8 c	4.1 b	2.7 a	4.2 b	5.0 c	4.9 d	3.3 b	4.2 b
Zone 5 - Cambridge City	**	**	4.6 b	9.2 b	4.8 b	9.0 b	4.0 d	3.0 d	4.7 b	8.8 a
Zone 6 - Two Townships	16.7 a	**	3.9 a	**	1.7 a	**	**	n/s	2.7 a	5.9 d
Kitchener CMA	**6.0 b**	**6.5 b**	**4.1 a**	**5.7 a**	**4.2 a**	**6.4 a**	**5.2 b**	**5.8 b**	**4.3 a**	**6.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Kitchener (East)	++	++	1.7 a	1.8 a	1.4 a	1.8 a	1.0 a	1.4 a	1.1 a	1.8 a
Zone 2 - Kitchener (Central)	**	++	1.6 c	1.9 b	1.9 c	0.8 d	**	**	1.8 b	2.0 c
Zone 3 - Kitchener (West)	0.6 b	0.9 a	1.1 a	1.9 a	1.6 a	1.6 a	**	2.1 a	1.7 a	1.8 a
Kitchener City	1.1 d	1.4 d	1.5 a	1.8 a	1.6 a	1.6 a	1.1 a	1.0 a	1.4 a	1.8 a
Zone 4 - Waterloo City	**	**	1.7 b	2.4 a	++	2.1 a	**	2.7 b	**	2.1 a
Zone 5 - Cambridge City	**	**	1.5 a	2.0 a	++	1.7 a	2.3 c	1.0 d	**	1.6 a
Zone 6 - Two Townships	**	**	**	**	**	**	**	**	**	**
Kitchener CMA	++	1.9 c	1.5 a	2.0 a	0.9 a	1.7 a	1.3 a	1.3 a	1.3 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Kitchener CMA										
Pre 1960	4.5 d	**	3.0 c	4.2 c	3.1 d	6.4 c	**	**	3.3 c	5.7 b
1960 - 1974	2.4 c	3.2 c	2.2 a	3.2 b	2.2 a	3.8 a	1.3 a	3.8 c	2.2 a	3.6 a
1975 - 1989	0.0 c	2.2 b	0.7 a	2.4 a	1.2 a	2.6 a	3.4 c	1.2 a	1.1 a	2.5 a
1990+	**	**	0.8 a	0.6 a	0.8 a	3.1 b	2.5 c	0.9 d	0.9 a	2.3 a
Total	2.4 b	4.5 c	1.8 a	2.9 a	1.8 a	3.6 a	2.2 a	2.9 b	1.8 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Kitchener CMA										
Pre 1960	468 a	503 a	594 a	605 a	698 a	720 a	796 a	890 c	636 a	659 a
1960 - 1974	574 a	589 a	702 a	718 a	807 a	819 a	961 a	970 a	773 a	787 a
1975 - 1989	642 a	650 a	741 a	759 a	853 a	876 a	1,057 a	1,045 a	827 a	849 a
1990+	**	**	873 b	835 b	1,128 b	1,122 b	**	**	1,063 b	1,032 b
Total	561 a	589 a	712 a	722 a	845 a	856 a	978 a	990 a	800 a	812 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Kitchener CMA										
3 to 5 Units	5.8 d	**	5.0 c	4.5 d	1.6 c	3.1 d	0.0 c	0.0 d	2.9 b	4.0 c
6 to 19 Units	1.9 c	4.2 d	3.2 d	4.2 c	2.7 c	4.8 c	**	**	2.8 b	4.5 b
20 to 49 Units	4.6 d	**	1.5 a	2.8 a	2.3 a	3.9 b	1.7 b	4.3 c	2.1 a	3.6 a
50 to 99 Units	0.0 c	2.6 b	1.4 a	3.5 b	1.5 a	2.9 a	2.9 a	1.3 a	1.5 a	3.0 a
100 to 199 Units	1.5 a	2.9 a	0.6 a	1.6 a	0.9 a	3.4 a	1.2 a	1.5 a	0.8 a	2.7 a
200+ Units	0.0 a	0.0 a	1.2 a	0.8 a	1.3 a	1.9 a	2.8 a	3.8 a	1.4 a	1.7 a
Total	2.4 b	4.5 c	1.8 a	2.9 a	1.8 a	3.6 a	2.2 a	2.9 b	1.8 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Kitchener CMA										
3 to 5 Units	465 a	503 a	600 a	612 a	738 a	732 a	922 c	972 c	688 a	689 a
6 to 19 Units	492 a	525 a	632 a	642 a	739 a	748 a	854 b	842 a	695 a	708 a
20 to 49 Units	545 a	564 a	675 a	691 a	783 a	800 a	872 a	903 a	747 a	762 a
50 to 99 Units	605 a	604 a	734 a	745 a	857 a	877 a	972 a	1,001 a	825 a	842 a
100 to 199 Units	671 a	680 a	791 a	801 a	978 a	987 a	1,094 a	1,100 a	914 a	924 a
200+ Units	688 a	700 a	848 a	868 a	992 a	1,013 a	1,094 a	1,118 a	942 a	962 a
Total	561 a	589 a	712 a	722 a	845 a	856 a	978 a	990 a	800 a	812 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kitchener CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	3.5 c	3.6 d	3.5 d	5.8 c	2.0 a	3.7 c	1.7 a	2.5 a	0.3 a	4.0 a	2.0 a	2.2 a
Zone 2 - Kitchener (Central)	5.7 d	**	3.8 c	2.7 b	4.7 d	4.6 c	1.2 a	2.5 a	2.0 a	2.5 a	**	**
Zone 3 - Kitchener (West)	3.6 c	8.2 c	3.7 d	7.6 c	1.5 b	2.9 a	1.1 a	2.9 b	0.1 a	1.3 a	0.9 a	1.1 a
Kitchener City	4.0 b	4.7 c	3.6 c	5.8 b	2.1 a	3.6 b	1.6 a	2.6 a	0.8 a	2.6 a	1.5 a	1.9 a
Zone 4 - Waterloo City	**	0.0 c	1.3 d	1.1 a	1.9 b	0.5 a	0.6 a	0.6 a	0.6 a	1.7 a	**	**
Zone 5 - Cambridge City	**	4.6 d	2.9 c	5.4 c	2.1 a	5.8 a	2.1 b	5.9 b	1.5 a	5.4 a	n/u	n/u
Zone 6 - Two Townships	**	**	0.0 c	4.2 d	**	n/s	**	n/s	n/u	n/u	n/u	n/u
Kitchener CMA	**2.9 b**	**4.0 c**	**2.8 b**	**4.5 b**	**2.1 a**	**3.6 a**	**1.5 a**	**3.0 a**	**0.8 a**	**2.7 a**	**1.4 a**	**1.7 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kitchener CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Kitchener CMA										
LT $600	3.2 d	2.6 c	2.2 c	2.7 c	**	0.0 d	**	**	2.4 c	2.4 c
$600 - $699	0.0 b	6.3 c	2.2 b	3.5 c	2.2 c	2.9 c	**	**	2.1 a	3.4 b
$700 - $799	0.0 c	**	1.7 a	3.4 b	2.1 a	4.6 b	**	**	1.9 a	4.2 b
$800 - $899	**	**	1.8 b	1.7 b	1.9 a	3.1 b	3.0 d	3.0 d	1.9 a	2.9 a
$900 - $999	n/s	n/s	0.3 a	1.9 b	1.3 a	3.8 c	2.0 c	2.1 c	1.3 a	3.4 b
$1000+	n/s	n/s	0.0 c	1.3 a	1.0 a	2.9 b	2.0 c	3.2 c	1.1 a	2.8 a
Total	2.4 b	4.5 c	1.8 a	2.9 a	1.8 a	3.6 a	2.2 a	2.9 b	1.8 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	n/u	n/u	**	**	1.6 c	3.2 b	2.4 a	2.5 b	2.4 b	2.8 a
Zone 2 - Kitchener (Central)	n/u	**	n/u	**	n/u	n/u	**	**	**	4.5 a
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	4.1 a	2.2 b	3.6 a	2.0 b	3.7 a
Kitchener City	n/u	**	5.3 a	3.2 a	1.7 c	3.4 b	2.3 a	2.9 a	2.3 b	3.1 b
Zone 4 - Waterloo City	**	**	**	**	2.2 a	**	2.1 c	5.3 d	1.9 a	3.7 d
Zone 5 - Cambridge City	n/u	n/u	**	**	3.2 c	5.3 d	2.6 c	**	3.0 c	6.5 c
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	0.0 a	**	**	0.0 a	0.0 a
Kitchener CMA	**	**	2.7 c	1.5 a	2.4 a	3.8 c	2.3 a	4.6 b	2.4 a	4.1 b

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	n/u	n/u	**	**	853 a	878 a	1,045 b	965 a	957 b	925 a
Zone 2 - Kitchener (Central)	n/u	n/s	n/u	**	n/u	n/u	**	**	**	865 a
Zone 3 - Kitchener (West)	n/u	n/u	**	**	941 c	921 a	977 a	977 a	896 a	916 a
Kitchener City	n/u	n/s	683 a	692 a	867 a	886 a	1,027 b	968 a	941 a	922 a
Zone 4 - Waterloo City	**	**	**	**	879 a	884 a	1,123 a	1,003 a	1,012 a	951 a
Zone 5 - Cambridge City	n/u	n/u	**	**	726 a	741 a	828 a	872 a	750 a	781 a
Zone 6 - Two Townships	n/u	n/u	**	**	705 a	**	**	**	712 a	**
Kitchener CMA	**	**	735 a	752 a	811 a	824 a	1,036 a	965 a	915 a	893 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	n/u	n/u	**	**	13 b	400	16 b	630	30 a	1,055
Zone 2 - Kitchener (Central)	**	**	**	**	n/u	n/u	**	**	1 a	22
Zone 3 - Kitchener (West)	n/u	n/u	**	**	4 a	97	10 a	274	16 a	436
Kitchener City	**	**	3 a	95	17 b	497	27 a	920	47 b	1,513
Zone 4 - Waterloo City	**	**	**	**	**	273	30 d	568	34 d	933
Zone 5 - Cambridge City	n/u	n/u	**	16	29 d	541	**	234	52 c	791
Zone 6 - Two Townships	n/u	n/u	**	**	0 a	15	**	**	0 a	19
Kitchener CMA	**	**	3 a	203	50 c	1,325	80 b	1,725	133 b	3,256

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	n/u	n/u	**	**	5.7 c	8.0 b	4.1 b	3.8 c	5.0 b	5.4 b
Zone 2 - Kitchener (Central)	n/u	**	n/u	**	n/u	n/u	**	**	**	4.5 a
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	9.3 a	4.2 c	7.7 a	4.5 c	8.5 a
Kitchener City	n/u	**	11.2 a	8.4 a	5.0 c	8.2 b	4.1 b	5.0 b	4.9 b	6.3 a
Zone 4 - Waterloo City	**	**	**	**	2.8 a	5.7 d	3.7 c	5.8 d	3.0 b	5.5 c
Zone 5 - Cambridge City	n/u	n/u	**	**	4.5 c	7.6 c	3.2 d	**	4.1 c	8.3 c
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	0.0 a	**	**	5.3 a	5.3 a
Kitchener CMA	**	**	5.8 c	5.3 d	4.2 b	7.4 b	3.9 b	6.0 b	4.2 b	6.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Kitchener (East)	n/u	n/u	**	**	**	**	0.9 d	**	**	++
Zone 2 - Kitchener (Central)	n/u	**	n/u	**	n/u	n/u	**	**	**	2.1 a
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	**	**	1.3 a	**	1.3 a
Kitchener City	n/u	**	4.9 a	3.3 a	**	1.0 d	++	++	0.9 d	++
Zone 4 - Waterloo City	**	**	**	**	**	**	++	1.9 c	++	2.0 c
Zone 5 - Cambridge City	n/u	n/u	**	**	1.7 b	1.5 a	2.2 c	**	1.8 c	1.5 a
Zone 6 - Two Townships	n/u	n/u	**	**	1.3 a	**	**	**	1.6 a	**
Kitchener CMA	**	**	**	**	1.5 a	1.4 a	0.9 a	1.0 d	0.9 a	1.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	0.9 a	2.9 c	1.8 a	2.9 b	2.2 a	4.1 b	2.4 a	2.8 b	2.1 a	3.6 a
Zone 2 - Kitchener (Central)	4.8 d	**	2.8 a	3.2 b	2.4 a	2.3 a	3.1 a	2.4 a	2.7 a	2.9 a
Zone 3 - Kitchener (West)	**	4.7 c	1.5 b	2.5 a	1.4 a	3.5 b	1.9 b	4.3 a	1.5 a	3.2 a
Kitchener City	2.2 b	4.7 c	1.9 a	2.8 a	2.0 a	3.7 a	2.3 a	3.2 b	2.0 a	3.4 a
Zone 4 - Waterloo City	**	0.0 d	1.5 a	1.2 a	0.8 a	0.9 a	2.2 c	4.0 d	1.2 a	1.4 a
Zone 5 - Cambridge City	**	**	1.8 b	5.1 b	2.5 a	5.8 b	2.1 c	6.8 c	2.3 a	5.7 a
Zone 6 - Two Townships	0.0 a	**	3.9 a	**	1.0 a	**	**	**	1.9 a	4.2 d
Kitchener CMA	**2.4 b**	**4.4 c**	**1.8 a**	**2.8 a**	**1.8 a**	**3.6 a**	**2.2 a**	**3.9 b**	**1.9 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	572 b	598 a	691 a	708 a	810 a	823 a	994 a	969 a	792 a	803 a
Zone 2 - Kitchener (Central)	509 b	535 b	693 a	681 a	899 b	859 b	1,112 d	1,064 c	792 b	775 a
Zone 3 - Kitchener (West)	607 a	607 a	720 a	737 a	837 a	855 a	1,002 a	996 a	797 a	814 a
Kitchener City	559 a	584 a	701 a	713 a	830 a	837 a	1,000 a	979 a	793 a	802 a
Zone 4 - Waterloo City	598 b	650 b	753 a	766 a	907 a	933 a	1,122 a	1,027 a	884 a	893 a
Zone 5 - Cambridge City	541 a	566 a	717 a	717 a	821 a	834 a	845 a	865 a	796 a	806 a
Zone 6 - Two Townships	545 a	**	638 a	605 a	734 a	703 a	**	**	700 a	668 a
Kitchener CMA	**562 a**	**589 a**	**712 a**	**723 a**	**843 a**	**854 a**	**1,010 a**	**976 a**	**811 a**	**820 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	8 c	259	80 b	2,766	263 b	6,437	36 b	1,263	386 a	10,725
Zone 2 - Kitchener (Central)	**	140	38 b	1,209	37 a	1,588	2 a	84	88 a	3,021
Zone 3 - Kitchener (West)	9 c	184	50 a	1,982	99 b	2,858	19 a	439	177 a	5,463
Kitchener City	27 c	582	168 a	5,957	398 a	10,883	57 b	1,786	650 a	19,209
Zone 4 - Waterloo City	0 d	89	22 a	1,867	31 a	3,476	33 d	837	87 a	6,269
Zone 5 - Cambridge City	**	72	66 b	1,313	209 b	3,603	29 c	424	311 a	5,412
Zone 6 - Two Townships	**	10	**	97	**	205	**	**	13 d	315
Kitchener CMA	**33 c**	**753**	**261 a**	**9,234**	**648 a**	**18,168**	**119 b**	**3,050**	**1,061 a**	**31,205**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - Kitchener (East)	4.4 b	5.3 c	4.2 a	5.6 b	4.9 a	6.8 a	5.1 b	5.1 b	4.7 a	6.3 a
Zone 2 - Kitchener (Central)	7.6 c	**	4.5 b	5.1 b	5.5 a	4.1 a	6.1 b	2.4 a	5.2 a	4.6 a
Zone 3 - Kitchener (West)	5.5 d	8.1 b	3.9 b	5.2 a	3.5 b	6.8 a	3.6 c	8.2 a	3.7 a	6.4 a
Kitchener City	5.6 b	6.8 b	4.1 a	5.4 a	4.6 a	6.4 a	4.8 a	5.8 a	4.5 a	6.0 a
Zone 4 - Waterloo City	**	**	3.6 c	4.1 b	2.7 a	4.4 b	4.0 c	5.5 d	3.2 b	4.4 b
Zone 5 - Cambridge City	**	**	4.6 b	9.1 b	4.7 a	8.8 a	3.6 d	7.1 c	4.6 a	8.7 a
Zone 6 - Two Townships	16.7 a	**	3.9 a	**	1.5 a	5.6 d	**	**	2.9 a	5.9 d
Kitchener CMA	**6.0 b**	**6.5 b**	**4.1 a**	**5.7 a**	**4.2 a**	**6.5 a**	**4.5 b**	**5.9 b**	**4.3 a**	**6.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - Kitchener (East)	++	++	1.8 a	1.8 a	1.4 a	1.8 a	1.0 a	1.1 a	1.1 a	1.6 a
Zone 2 - Kitchener (Central)	**	++	1.6 c	1.9 b	1.9 c	0.8 d	**	**	1.8 b	2.0 c
Zone 3 - Kitchener (West)	0.6 b	0.9 a	1.1 a	1.9 a	1.7 a	1.6 a	**	2.0 a	1.7 b	1.7 a
Kitchener City	1.1 d	1.4 d	1.6 a	1.9 a	1.5 a	1.6 a	1.1 a	0.9 a	1.4 a	1.7 a
Zone 4 - Waterloo City	**	**	1.5 b	2.3 a	++	2.1 a	1.0 a	2.5 b	++	2.1 a
Zone 5 - Cambridge City	**	**	1.5 a	2.0 a	++	1.7 a	2.3 b	1.2 a	1.1 d	1.6 a
Zone 6 - Two Townships	**	**	**	**	**	**	**	**	**	**
Kitchener CMA	++	1.9 c	1.5 a	2.0 a	1.0 a	1.7 a	1.2 a	1.3 a	1.2 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	4.2 b	7.9 c	2.8 a	5.0 b	2.8 a	5.1 b	4.1 b	4.3 c	2.9 a	5.1 b
Zone 2 - South	2.1 b	3.9 d	2.0 b	1.8 a	0.9 a	2.9 a	2.4 a	1.1 a	1.5 a	2.4 a
Zone 3 - East	0.0 c	**	0.3 b	3.2 d	3.7 b	6.1 b	1.3 d	**	2.6 a	5.4 b
Guelph CMA	**2.4 b**	**5.2 c**	**2.1 a**	**3.3 b**	**2.3 a**	**4.5 a**	**2.7 b**	**4.0 b**	**2.3 a**	**4.1 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	622 a	625 a	766 a	768 a	864 a	864 a	972 a	982 a	833 a	834 a
Zone 2 - South	616 a	666 a	784 a	793 a	901 a	914 a	1,162 a	1,220 a	849 a	866 a
Zone 3 - East	600 b	598 a	711 a	704 a	824 a	828 a	932 a	944 a	800 a	801 a
Guelph CMA	**616 a**	**648 a**	**766 a**	**770 a**	**869 a**	**874 a**	**1,021 a**	**1,044 a**	**833 a**	**841 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	5 c	57	47 b	928	89 b	1,748	7 c	156	147 b	2,889
Zone 2 - South	5 d	135	17 a	991	38 a	1,340	1 a	104	62 a	2,570
Zone 3 - East	**	22	10 d	302	47 b	761	**	89	64 b	1,175
Guelph CMA	**11 c**	**215**	**73 b**	**2,221**	**174 a**	**3,849**	**14 b**	**349**	**273 a**	**6,634**

The following letter codes are used to indicate the reliability of the estimates:
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Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	6.3 b	14.0 c	6.0 b	7.7 b	5.2 a	7.8 b	4.1 b	6.6 b	5.4 a	7.9 a
Zone 2 - South	5.3 b	8.8 c	3.4 b	4.5 b	2.5 a	5.1 a	2.4 a	1.1 a	3.0 a	4.9 a
Zone 3 - East	0.0 c	**	3.2 c	4.9 c	6.5 b	8.0 b	2.6 c	10.6 d	5.3 b	7.4 b
Guelph CMA	**5.0 b**	**9.9 b**	**4.4 a**	**5.9 a**	**4.5 a**	**6.9 a**	**3.1 b**	**6.0 b**	**4.5 a**	**6.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - West	1.7 a	**	1.3 a	1.3 a	0.9 a	1.3 a	0.9 a	**	1.0 a	1.3 a
Zone 2 - South	2.1 c	2.9 c	2.2 a	0.8 a	2.1 a	1.1 a	++	2.9 b	2.3 a	1.5 a
Zone 3 - East	**	**	2.1 b	1.4 a	2.5 b	1.7 c	++	**	1.1 a	1.8 b
Guelph CMA	**1.6 c**	****	**1.8 a**	**1.1 a**	**1.6 a**	**1.3 a**	**0.8 a**	**1.6 b**	**1.5 a**	**1.5 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Guelph CMA										
Pre 1960	3.5 d	**	1.0 a	4.2 c	2.4 b	6.1 b	5.7 d	3.9 d	2.2 b	5.0 b
1960 - 1974	1.3 d	**	2.5 b	2.5 b	2.8 a	4.6 b	2.7 b	5.2 c	2.7 a	4.1 b
1975 - 1989	2.7 a	4.2 a	1.8 a	4.1 a	1.4 a	3.9 a	1.7 c	3.3 c	1.6 a	4.0 a
1990+	n/u	**	**	**	2.7 a	**	**	**	2.2 c	0.0 c
Total	2.4 b	5.2 c	2.1 a	3.3 b	2.3 a	4.5 a	2.7 b	4.0 b	2.3 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Guelph CMA										
Pre 1960	536 b	514 b	652 a	635 a	801 a	797 a	993 a	946 a	725 a	727 a
1960 - 1974	602 a	629 a	760 a	759 a	847 a	848 a	936 a	964 a	820 a	823 a
1975 - 1989	684 a	743 a	804 a	814 a	919 a	929 a	1,088 a	1,103 a	871 a	883 a
1990+	n/u	**	622 b	638 b	871 a	872 a	**	1,361 b	1,003 b	1,048 c
Total	616 a	648 a	766 a	770 a	869 a	874 a	1,021 a	1,044 a	833 a	841 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Guelph CMA										
3 to 5 Units	0.0 c	**	3.2 d	1.0 d	1.6 c	4.7 c	**	3.1 d	3.0 b	3.5 c
6 to 19 Units	3.1 d	2.6 c	0.6 a	4.2 c	4.2 b	5.2 b	2.1 c	4.5 d	3.2 b	4.8 b
20 to 49 Units	0.0 a	**	0.3 a	2.2 c	0.9 a	4.6 c	2.2 a	4.0 d	0.8 a	3.5 c
50 to 99 Units	5.2 a	7.9 a	1.9 a	3.6 b	2.3 a	5.2 b	1.5 a	3.0 a	2.2 a	4.5 b
100+ Units	**	**	4.3 c	3.3 c	1.4 a	2.5 a	**	**	2.4 a	3.1 b
Total	2.4 b	5.2 c	2.1 a	3.3 b	2.3 a	4.5 a	2.7 b	4.0 b	2.3 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Guelph CMA										
3 to 5 Units	533 b	568 b	691 a	684 a	806 a	807 a	920 a	904 a	769 a	769 a
6 to 19 Units	627 b	690 c	674 a	672 a	797 a	797 a	941 a	1,002 a	770 a	778 a
20 to 49 Units	558 a	561 a	734 a	737 a	837 a	852 a	1,102 b	1,074 c	811 a	825 a
50 to 99 Units	681 a	687 a	791 a	801 a	915 a	928 a	1,100 a	1,122 a	866 a	876 a
100+ Units	**	**	818 a	819 a	907 a	913 a	**	**	875 a	879 a
Total	616 a	648 a	766 a	770 a	869 a	874 a	1,021 a	1,044 a	833 a	841 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Guelph CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	**	3.2 d	2.4 b	2.6 b	2.3 a	**	3.3 a	6.8 b	2.5 a	3.9 c
Zone 2 - South	5.4 c	3.5 d	2.1 a	2.8 b	0.2 a	4.1 b	0.4 a	0.7 a	2.3 a	2.6 a
Zone 3 - East	0.0 b	3.8 d	4.1 b	6.8 b	**	2.9 c	**	**	n/u	n/u
Guelph CMA	**3.0 b**	**3.5 c**	**3.2 b**	**4.8 b**	**0.8 a**	**3.5 c**	**2.2 a**	**4.5 b**	**2.4 a**	**3.1 b**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Guelph CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Guelph CMA										
LT $600	1.3 a	4.1 d	1.1 a	4.7 d	**	**	n/s	n/s	1.1 a	4.1 d
$600 - $699	3.1 c	1.5 d	1.2 a	3.5 d	4.4 c	4.1 d	n/s	n/s	2.5 b	3.3 d
$700 - $799	11.5 c	**	1.7 b	4.0 b	3.2 c	2.6 b	**	**	2.2 a	3.8 b
$800 - $899	**	**	3.5 c	3.2 c	2.9 a	6.7 b	4.0 d	**	3.1 b	5.7 b
$900 - $999	**	**	2.1 c	1.4 a	1.9 a	4.2 c	**	**	2.0 a	4.0 b
$1000+	**	n/s	**	**	1.3 a	1.9 c	1.5 c	2.2 c	1.3 a	2.0 b
Total	2.4 b	5.2 c	2.1 a	3.3 b	2.3 a	4.5 a	2.7 b	4.0 b	2.3 a	4.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	5.4 a	**	6.4 a	**
Zone 2 - South	n/u	n/u	n/u	n/u	2.7 a	1.6 a	2.8 a	4.2 b	2.8 a	3.1 b
Zone 3 - East	**	**	**	**	**	**	**	n/s	**	**
Guelph CMA	**	**	**	**	3.7 a	1.5 a	3.5 a	6.8 c	3.5 a	4.9 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	1,005 a	**	999 a	**
Zone 2 - South	n/u	n/u	n/u	n/u	902 a	1,028 a	1,211 a	1,224 a	1,095 a	1,144 a
Zone 3 - East	**	**	**	**	**	**	**	n/s	**	**
Guelph CMA	**	**	**	**	910 a	1,006 a	1,157 a	1,155 a	1,075 a	1,095 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	4 a	281	17 b	401	21 b	682
Zone 3 - East	**	**	**	**	**	**	n/s	n/s	**	**
Guelph CMA	**	**	**	**	4 a	299	37 c	544	41 c	853

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	7.8 a	**	8.4 a	**
Zone 2 - South	n/u	n/u	n/u	n/u	5.8 a	4.4 a	5.2 a	8.9 a	5.4 a	7.0 b
Zone 3 - East	**	**	**	**	**	**	**	n/s	**	**
Guelph CMA	**	**	**	**	**6.4 a**	**4.1 d**	**5.8 a**	**11.0 c**	**6.0 a**	**8.5 c**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	1.0 a	**	1.0 a	**
Zone 2 - South	n/u	n/u	n/u	n/u	-1.9 a	**	0.4 a	**	-3.0 a	**
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	**-1.5 a**	**	**0.6 a**	**	**-2.0 a**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	4.2 b	7.9 c	2.8 a	5.0 b	2.9 a	5.1 b	4.9 b	9.0 c	3.1 a	5.5 b
Zone 2 - South	2.1 b	3.9 d	2.0 b	1.8 a	1.2 a	2.6 a	2.7 a	3.5 b	1.7 a	2.6 a
Zone 3 - East	0.0 c	**	0.3 b	3.1 d	3.7 b	6.0 b	1.1 d	**	2.6 a	5.3 b
Guelph CMA	**2.4 b**	**5.0 c**	**2.1 a**	**3.3 b**	**2.4 a**	**4.3 a**	**3.2 a**	**5.7 b**	**2.4 a**	**4.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	622 a	625 a	766 a	768 a	867 a	862 a	991 a	972 a	844 a	840 a
Zone 2 - South	616 a	666 a	784 a	793 a	901 a	934 a	1,202 a	1,223 a	903 a	925 a
Zone 3 - East	589 b	571 a	711 a	701 a	824 a	827 a	990 a	944 a	806 a	798 a
Guelph CMA	**615 a**	**644 a**	**766 a**	**770 a**	**872 a**	**884 a**	**1,112 a**	**1,113 a**	**863 a**	**870 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	5 c	57	47 b	928	89 b	1,756	27 c	299	167 b	3,040
Zone 2 - South	5 d	135	17 a	991	43 a	1,621	18 b	505	83 a	3,252
Zone 3 - East	**	27	10 d	307	47 b	771	**	89	64 b	1,195
Guelph CMA	**11 c**	**220**	**73 b**	**2,226**	**178 a**	**4,148**	**51 b**	**893**	**314 a**	**7,487**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1 - West	6.3 b	14.0 c	6.0 b	7.7 b	5.3 a	7.8 b	6.3 a	11.5 d	5.6 a	8.3 a
Zone 2 - South	5.3 b	8.8 c	3.4 b	4.5 b	3.0 a	5.0 a	4.6 a	7.3 a	3.5 a	5.4 a
Zone 3 - East	0.0 c	**	3.2 c	4.9 c	6.5 b	7.9 b	2.2 c	**	5.2 b	7.3 b
Guelph CMA	**5.0 b**	**9.6 b**	**4.4 a**	**5.9 a**	**4.7 a**	**6.7 a**	**4.9 a**	**9.0 b**	**4.6 a**	**6.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1 - West	1.7 a	**	1.3 a	1.3 a	0.9 a	1.3 a	0.9 a	**	1.0 a	1.3 a
Zone 2 - South	2.1 c	2.9 c	2.2 a	0.8 a	1.0 d	2.9 c	0.7 a	2.5 a	0.9 d	2.9 c
Zone 3 - East	**	**	2.1 b	1.4 a	2.5 b	1.7 c	++	**	1.0 a	1.8 b
Guelph CMA	**1.6 c**	****	**1.8 a**	**1.1 a**	**1.2 a**	**2.1 b**	**0.7 a**	**1.7 a**	**1.0 a**	**2.1 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

CMHC—HOME TO CANADIANS

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Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

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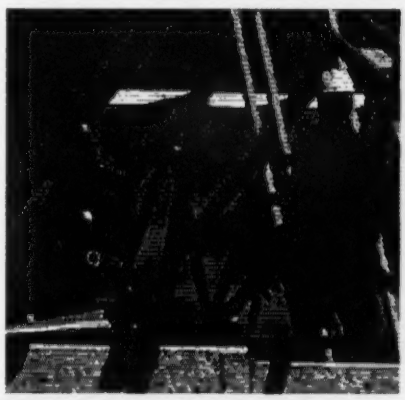

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